



Paramount Escrow Services, Inc.

101 East Lincoln Avenue, Suite 220 Anaheim, CA 92805
Phone: (714) 300-0909 Fax: (714) 300-0910

SELLER'S FINAL SETTLEMENT STATEMENT

PROPERTY:	111 Bosque Irvine, CA 92618	DATE:	December 23, 2019
SELLER:	Yueh Ying Lee and Chuan Neng Lee	CLOSING DATE:	December 20, 2019
		ESCROW NO.:	014238-MJ

	<u>DEBITS</u>	<u>CREDITS</u>
FINANCIAL CONSIDERATION		
Total Consideration		1,231,000.00
PRORATIONS/ADJUSTMENTS		
County Taxes at \$11,895.86/semi-annually from 12/20/2019 to 01/01/2020		726.97
HOA at \$215.00/monthly from 12/20/2019 to 01/01/2020		78.83
COMMISSION CHARGES		
IRN Realty	18,465.00	
Cal Alpha Realty	3,077.50	
H.O.A./MANAGEMENT		
Transfer Fee to FirstService Residential	345.00	
Document Fee(s) to FirstService Residential	498.00	
OTHER DEBITS/CREDITS		
Law Offices of Kenneth I. Gross & Associates for Sellers' Net Proceeds	1,203,068.20	
First American Home Warranty for Home Warranty	515.00	
First American Natural Hazard Disclosures for Disclosure Report	95.00	
TITLE/TAXES/RECORDING CHARGES - Fidelity National Title Company		
Title - Owner's Title Insurance	2,769.00	
Title - Sub Escrow Fee	62.50	
Title - Recording Service Fee	7.00	
Transfer Tax - County to Orange County	1,354.10	
ESCROW CHARGES - Paramount Escrow Services, Inc.		
Title - Escrow Fee	1,500.00	
Title - Archive Fee to ArchiveIT	19.50	
Title - Wire Fee	30.00	
TOTAL	\$ 1,231,805.80	\$ 1,231,805.80

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES